



Fourteen weeks, three phases, three sectional dates

The Project Delivery Plan is what the site team inherits: a 14-week programme in three phases, twelve milestones, the constraints of working in a live building, the commissioning and handover sequence, and the six risks transferred from Pre-Con.

CLIENT	PROGRAMME	POSSESSION
Cushman Workplace	14 weeks · 3 phases	Mon 22 Jun 2026
PRACTICAL COMPLETION	PREPARED BY	REFERENCE
Fri 25 Sep 2026	BuiltAI Intelligence Ltd	NG-PDP-001

Illustrative example: fictional project and parties.

14

Weeks on site

12

Milestones

3

Sectional completions

6

Risks transferred in

01

PROGRAMME

Fourteen weeks, twelve milestones

The Project Delivery Plan is what the site team inherits: a 14-week programme in three phases, with twelve milestones from site possession on Monday 22 June to practical completion on Friday 25 September. Three of the milestones are contractual sectional dates, each carrying its own liquidated-damages exposure.

MS	MILESTONE	DATE	WEEK	TYPE
MS-01	Site possession	Mon 22 Jun	1	Contractual
MS-02	L6 strip-out complete	Fri 26 Jun	1	Operational
MS-03	All floors strip-out complete	Fri 10 Jul	3	Operational
MS-04	M&E first-fix complete, all floors	Fri 24 Jul	5	Operational
MS-05	Joinery delivery to site, LL-01	Mon 27 Jul	6	Long-lead
MS-06	Switchgear energised, LL-03	Fri 31 Jul	6	Long-lead
MS-07	L6 sectional completion	Fri 7 Aug	7	Contractual
MS-08	L5 fit-out and commissioning complete	Fri 28 Aug	10	Operational
MS-09	L5 sectional completion	Fri 4 Sep	11	Contractual
MS-10	BMS integration with landlord Trend IQ4	Fri 18 Sep	13	Operational
MS-11	O&M documentation issued	Wed 23 Sep	14	Operational
MS-12	Practical completion, L4	Fri 25 Sep	14	Contractual

02

LIVE BUILDING

Commissioning in an occupied building

Floors 1 to 3 are occupied by other tenants throughout, so the plan is written around the building, not just the floorplate. Noisy works are restricted to 10:00 to 16:00, the shared goods lift runs to a 48-hour booking protocol, and commissioning follows a witnessed sequence with a named responsibility and output at each step.

STEP	ACTIVITY	RESPONSIBILITY	OUTPUT
C1	M&E testing, dead and live	Hartwell Mechanical, Marlow Electrical	Test certificates, BS 7671, F-gas
C2	BMS point-to-point, tenant system	Hartwell Mechanical	Verified BMS point schedule
C3	BMS integration, landlord Trend IQ4	Hartwell and landlord operator	Integration sign-off
C4	AV configuration and testing	Kinetic AV	Room-by-room AV test report
C5	Lighting control commissioning	Marlow Electrical	Lux survey, scene schedule

STEP	ACTIVITY	RESPONSIBILITY	OUTPUT
C6	Snagging walkdown, per floor	BuiltAI site manager	Snagging list, target 20 or fewer per floor
C7	O&M documentation issue	BuiltAI document control	Two hard copies plus digital
C8	Practical completion sign-off	BuiltAI, Cushman, Halberd	PC certificate

03

RISKS

Six risks, transferred with mitigations

Six of the eleven risks opened at award transfer to delivery, each with the mitigation carried across rather than restated. The plan also names what feeds the other BuiltAI packs: the financial baseline into the Margin Cockpit, the contract and change position into the Commercial Control Kit, and the asset and reactive data into the Dispatch Desk once the building is live.

RISK	DESCRIPTION	MITIGATION CARRIED ACROSS
R-01	Joinery long-lead versus programme	Ordered, factory pre-fit in week 6, one-week buffer
R-03	Landlord CHW capacity confirmation	Letter of comfort held, fallback temporary cooling
R-05	Sectional LD exposure	Float protected, sectional dates tracked weekly
R-07	Noise complaints from L1 to L3	Monitoring installed, hours enforced, 48-hour notice
R-09	Raised floor replacement rate	Survey at 13% measured, 2% contingency held
R-11	AV integration with tenant network	Platform confirmed, tenant-direct switching excluded

FEEDS	WHAT THE DELIVERY PLAN HANDS ACROSS
Margin Cockpit	The financial baseline: budget, committed cost and the headroom held
Commercial Control Kit	The contract and change position, sectional dates and LD exposure
Dispatch Desk	The asset register and reactive data, once the building is live

The Delivery Plan is the last Pre-Con document and the first live one: the same figures that closed procurement open the build, so nothing is re-keyed and nothing is lost at the handover.

Reference NG-PDP-001 **Revision** Rev 1, issued Fri 19 Jun 2026
Possession to PC 22 Jun to 25 Sep